025.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	981,100 / 981,100
					USE VALUE:	981,100 / 981,100
					ASSESSED:	981,100 / 981,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKOU LLC
Owner 2:	
Owner 3:	
Street 1:	10 DOROTHY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARTIN ALICE V & DOROTHY -
Owner 2:	-
Street 1:	31 MARATHON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 2763 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	472,000	5,100	504,000	981,100
Total Card	0.161	472,000	5,100	504,000	981,100
Total Parcel	0.161	472,000	5,100	504,000	981,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.09 /Parcel: 355.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 16547
GIS Ref:
GIS Ref:
Insp Date: 07/10/17

!2040!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	472,000	5100	7,000.	504,000	981,100		Year end	12/23/2021
2021	104	FV	449,900	5100	7,000.	504,000	959,000		Year End Roll	12/10/2020
2020	104	FV	450,100	5100	7,000.	504,000	959,200	959,200	Year End Roll	12/18/2019
2019	104	FV	349,300	5100	7,000.	535,500	889,900	889,900	Year End Roll	1/3/2019
2018	104	FV	349,300	5100	7,000.	390,600	745,000	745,000	Year End Roll	12/20/2017
2017	104	FV	384,700	5100	7,000.	340,200	730,000	730,000	Year End Roll	1/3/2017
2016	104	FV	384,700	5100	7,000.	289,800	679,600	679,600	Year End	1/4/2016
2015	104	FV	343,000	5100	7,000.	283,500	631,600	631,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:57:46

LAST REV

Date	Time
03/05/18	14:29:05
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2040

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN ALICE V	69721-212		8/3/2017	Convenience	1	No	No		Dorothy Martin dod 5/6/2014
	PR-432035		5/12/1969			No	No		

USER DEFINED

Prior Id # 1:	16547
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2017	1332	Inter Fi	200,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
3/5/2018	Mail Update	MM	Mary M
7/10/2017	Inspected	PH	Patrick H
5/18/2009	Measured	189	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07752442
Const Adj.:	0.98000199
Adj $ / SQ:	190.076
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684109
Depreciation:	212074
Depreciated Total:	472035

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

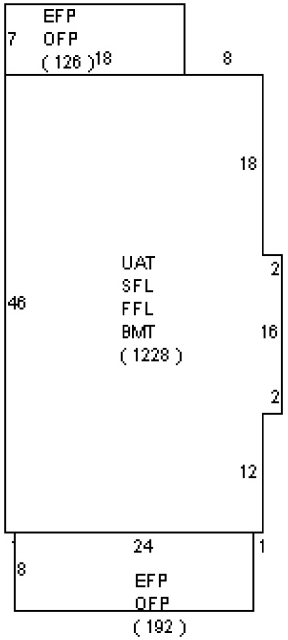
No Unit	RMS	BRS	FL
1	6	2	
1	5	1	
Totals			
2	11	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	190.08
Special Features:	0	Val/Su Net:	102.01
Final Total:	472000	Val/Su SzAd	192.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,228	57.020	70,024
FFL	First Floor	1,228	190.080	233,413
SFL	Second Floor	1,228	190.080	233,413
EFP	Enclos Porch	318	35.070	11,152
OFP	Open Porch	318	21.250	6,759
UAT	Upper Attic	307	133.050	40,847

Net Sketched Area:	4,627			Total:	595,608
Size Ad	2456	Gross Area	5548	FinArea	2763

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1917	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100